

Single Family  
 1191161 Active

26 CARROLL Drive  
 Mt Pearl, NL, A1N 4Z3

L \$260,000



Price: **\$260,000**      MLS#: **1191161**  
 Status: **Active**  
 Legal Descr:  
 Address: **26 CARROLL Drive**  
 City: **Mt Pearl, NL, A1N 4Z3**  
 Side of Road:  
 Lot Size: **50 X 114**      District: **Mount Pearl**  
 Main Floor: **1,136**      Sub-Dist: **MP14 - West**  
 2nd Floor Area:      Zoning: **Re**  
 3rd Floor Area:      Elem Schl:  
 4th Floor Area:      Sec. Schl:  
 Basement Area: **1,106**  
 Total Living Area:**2,242**  
 Garage Area:  
 Square FT/M: **2,242**  
 Possession:

Property Overview: **BEAUTIFUL FAMILY HOME, LOCATED IN THE HEART OF MT PEARL AND SURROUNDED BY ALL MAJOR SHOPPING, SCHOOLS, CHURCHES, SPORTS FACILITIES, WALKING TRAILS AND PARKS. THE HOME BOASTS THE NEW, TRENDY OPEN CONCEPT DESIGN, THREE BEDROOMS ON MAIN AND A HUGE BEDROOM WITH HIS AND HER CLOSETS DOWNSTAIRS. THERE'S ALSO A VERY SPACIOUS FAMILYROOM, LAUNDRYROOM, WORKSHOP AND 3PIECE BATH DOWN AS WELL. THE DRIVEWAY IS RECENTLY PAVED AND HAS ACCESS TO THE FULLY FENCED GARDEN, WITH MATURE TREES FOR PRIVACY IN SUMMER. THE TWO TIER DECK WAS RECENTLY ADDED, WITH A PERFECT SPOT FOR A HOT TUB. WHAT A FABULOUS BUY..... AT JUST \$269,900!!!**

Type: <b>Single Family</b>	Heating: <b>Electric</b>	Exterior: <b>Vinyl</b>
Style: <b>Detached, Split Entry</b>	Garage Type: <b>None</b>	Driveway: <b>Double, Paved</b>
Title to Land: <b>Freehold</b>	Water: <b>Municipal</b>	Foundt/Devel: <b>Full, Fully Developed, Poured Concrete</b>
Property Size: <b>1-4,500 sq ft</b>	Sewer: <b>Municipal</b>	Features: <b>Deck/Patio, Dishwasher, Fridge, Fully Fenced, Storage Shed, Stove</b>
Land Features Access:	Services Rental Equip:	Roof: <b>Shingle - Asphalt</b> Flooring: <b>Hardwood, Laminate</b>

Bedrooms: <b>4</b>	Sign: <b>Yes</b>	UFFI: <b>No</b>	Garage: <b>No</b>
Bathrooms: <b>2 \</b>	Lockbox: <b>Yes</b>	PCDS: <b>Yes</b>	Water Front: <b>No</b>
Rental Income: <b>No</b>	Road: <b>Public</b>	Matrim: <b>Yes</b>	Water:
Year Built: <b>1982/-</b>		Drive Details:	
New Construction:			

Floor	Room	Size	Floor	Room	Size
MAIN FLOOR	LIVING ROOM	19X14	MAIN FLOOR	KITCHEN	19X20
MAIN FLOOR	MASTER BEDROOM	12.5X9.5	MAIN FLOOR	BEDROOM	11X8
MAIN FLOOR	BEDROOM	10X8	BASEMENT	BEDROOM	17X11
BASEMENT	FAMILY ROOM	20.5X13	BASEMENT	LAUNDRY	8X7.5
BASEMENT	STORAGE	10X7.5			

Assessment:      Taxes: **1800**      Water Tax: **600**      Mobile/Lsd Land Fee:  
 Listing Office: **Hanlon Realty**